

New Castle City Planning Commission Meeting
Minutes
June 24, 2013 -- 6:30 p.m.
City of New Castle's Town Hall

Members Present: Jonathan Justice
Joe DiAngelo
Dorsey Fiske
Josephine Moore
Florence Smith
Vera Worthy

Members Absent: David Bird, Chair
Susan Marinelli

Also Present: Marian Hull, City Planner
Donald Reese, Mayor
Ted Megginson, City Councilman
John Cochran, City Councilman

The meeting was called to order at 6:30 p.m. Roll call followed.

Minutes – Approval of the meeting minutes for 5/20/13 will be deferred until the next meeting.

Minor subdivision on parcel #21-015.00-225 and 21-015.00-111 at 224 & 226 E. Second Street to re-subdivide the existing two lots – Ms. Hull said this is in the historic residential district and was reviewed and approved by HAC. She sees no problems with the subdivision. Mr. Carmine Casper of Howard L. Robertson, Inc. Engineers & Surveyors reported they are moving the line 3'4" to allow for a twin house on the lot. The former house attached to the right side has been condemned and demolished.

Mr. DiAngelo made a motion to recommend approval of the minor subdivision of the two subject parcels. Ms. Moore seconded the motion. Motion carried.

Neighborhood Plan Community Meeting—June 5, 2013 – Attendance was low but participation was good. Ms. Hull distributed a summary of comments offered at the meeting and from emails from people not in attendance. Most were pleased with the neighborhoods this body presented. Materials from the meeting will be posted on the City website for a few more weeks to allow for more public input. Next step is to consolidate comments into the neighborhood maps and summaries we already have and the Planning Commission can review again.

Report on Parking Study – The committee will not be meeting in July and August. Individual members are working on various tasks and will report in September.

Waterfront Flood Study Update –There is no update at this time. There was discussion about the \$17,000 remaining from the Duffield Associates study. Ms. Fiske would like to recommend another contractor for further studies.

Councilmen Megginson and Cochran are not in favor because Duffield is under contract for the dikes and study of the wharf. Hiring another engineer at this point may add another year to the dikes project. The money is in the general fund and is up to the City and State to determine how it is spent. Further discussion is deferred until Ms. Hull can determine whether City Council will entertain the matter.

Mayor Reese and Jeff Bergstrom met with FEMA last week. We cannot delay the dikes because it will change the flood rating in the City. City Council is to make sure the project progresses. Ms. Fiske wanted to clarify that she is not referring to the dikes project.

Budget – Nothing to report.

New Business – Ms. Hull said Delmarva was planning on submitting a special exception application for an expansion on its substation on Route 9 in late May. They need a recommendation from the Planning Commission in order to go before the Board of Adjustment. It is a minor expansion within its existing fence line to comply with the City's zoning ordinance. To accommodate Delmarva's team the July Planning Commission will take place on Wednesday, 7/17/13, at 6:30 p.m.

Mr. DiAngelo made a motion that Mr. Justice be appointed co-chair of the Planning Commission. Ms. Smith seconded the motion. Mr. Justice agreed to serve. Motion approved.

Commissioners' Comments – None.

Comments from the Public – Mayor Reese said a notice will be in the monthly newsletter soliciting residents' participation on committees.

Next Meeting & Adjournment – The next meeting is scheduled for 7/17/13 at 6:30 p.m. There being no further business the meeting adjourned at 7 p.m.

Debbie Turner
Stenographer